

ECONOMY AND PLANNING SERVICES

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Our Ref: CR/2020/0260/FUL
Email: development.control@crawley.gov.uk
Date: 22 December 2020

Daisy Chain Nursery
c/o Mr Nigel Locke
120 Littlehampton Road
Ferring
BN12 6PL

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990

In pursuance of their powers under the above-mentioned Act, the Council hereby notify you that they **GRANT PERMISSION**, for the reasons and subject to any conditions set out on the following sheet(s), for the development submitted in accordance with your application under reference CR/2020/0260/FUL received complete on 3 July 2020 regarding land situated at:

REGENT HOUSE, 190A THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY for ERECTION OF TWO STOREY AND FIRST FLOOR SIDE EXTENSIONS

This decision was based on the plans/documents submitted to the Council as part of this application, copies of which can be viewed on the Council's website crawley.gov.uk/planning quoting the application reference number.

Please be aware that this permission is granted subject to compliance with certain conditions. You should familiarise yourself with these conditions and ensure the specific requirements are met prior to the implementation of the planning permission. Failure to comply with a condition may result in the service of a Breach of Condition Notice, which could affect the legality of any works carried out.

Please also be advised that this permission does not constitute an approval under Building Regulations. Before you proceed with your proposal you should ensure that a Building Control application is not required, or has been submitted. The Building Control Department can be contacted on 01403 215151.

IT IS IMPORTANT THAT YOU READ THE NOTIFICATION THAT ACCOMPANIES YOUR DECISION NOTICE

CONDITION(S) FOR APPLICATION NUMBER CR/2020/0260/FUL

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:

Drawing Number	Revision	Drawing Title
05		Location & Block Plans
01		Existing Plans
02		Existing Elevations
04		Proposed Elevations
03	A	Proposed Plans

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The materials and finishes of the external walls and roof of the development hereby permitted shall match in colour and texture those of the existing building.
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

4. No part of the development shall be brought into use until the car parking spaces shown on the approved plans have been fully constructed and made available for use by staff and visitors. These spaces shall thereafter be retained at all times for their designated purpose.
REASON: To ensure that on-site car parking is made for the accommodation of vehicles clear of the highways in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030 and the parking standards set out in the Urban Design SPD.

5. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority. These spaces shall thereafter be retained for their designated use.
REASON: To encourage sustainable travel options and to provide alternative travel options in accordance with Policies IN3 and IN4 of the Crawley Borough Local Plan 2015 - 2030 and the parking standards set out in the Urban Design SPD.

6. The development hereby approved shall be carried out in strict accordance with the recommendations shown on the Tree Protection Plan numbered NJCL 643_02_240320. No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on and off the site have been protected by a fence as shown on the Tree Protection Plan. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.
REASON: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

7. The development shall be carried out in accordance with the submitted flood risk assessment (ref: 24/02/2020 / Flood Risk Assessment 5218 / Ambient Environmental Assessment), including the following mitigation measures that it details:
- Finished floor levels shall be set no lower than current finished floor levels.
 - Non-return valves on any new sewer connections to prevent back flow;
 - All new plumbing insulation to be of closed-cell design;
 - The site owner and staff should sign up to the EA Flood Alert/Warning Service and have an evacuation plan.
- These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
- REASON: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy ENV8 of Crawley Borough Local Plan 2015-2030.
8. No development shall commence until finalised details of above ground storage of a minimum capacity of 13.3 cubic metres to cater for the proposed increase in footprint and impermeable area have been submitted to and approved in writing by the Local Planning Authority. The details shall include clarification about the disposal of surface water and, should the developer intend to connect surface water to a public sewer, confirmation from the owners of the public sewer asset that they have the capacity and are willing to take the new flow from the development. The scheme shall subsequently be implemented in accordance with the approved details and thereafter maintained.
- REASON: To reduce the risk of flooding and safeguard future occupants of the site in accordance with Policy ENV8 of the Crawley Borough Local Plan 2015-2030.

Informative

1. The applicant is advised that the noise levels from the busy road may disturb the children if they are sleeping, and therefore the applicant is also advised that the extension is well insulated against noise and has additional ventilation to help keeping the rooms cool in the summer months.

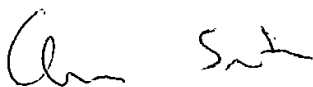
NPPF Statement

In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:

- Providing advice in a timely and manner through pre-application discussions/correspondence.
- Liaising with agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking additional information to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.

Yours faithfully



Clem Smith
Head of Economy and Planning Services

NOTIFICATION

TOWN AND COUNTRY PLANNING ACT 1990

THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)

1. Appeals to the Secretary of State (Approvals subject to conditions, or refusals of application for planning permission under the Town and Country Planning Act, 1990 and the Town and Country Planning (General Permitted Development) (England) Order 2015.

- (i) If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further information can be found at www.gov.uk/government/publications/notification-of-intention-to-submit-an-appeal
- (ii) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- (iii) If this is a decision to refuse planning permission for a householder application (including prior approval of a larger single storey rear extension) or a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.
- (iv) For other applications, if you want to appeal against your local planning authority's decision then you must do so within **6 months** of the date of this notice.
- (v) However, if:
 - (a) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days** of the date of this notice; or
 - (b) an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within **28 days** of the date of service of the enforcement notice, or within **6 months [12 weeks]** in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- (vi) Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/government/organisations/planning-inspectorate.
- (vii) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- (viii) The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- (ix) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

2. Purchase Notices

- (i) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990